



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

June 9, 2015

Jason DeVries
2580 El Camino Real
Atascadero, CA 93422

ATTN: JASON DEVRIES
RE: PARCEL MAP CO TBD
APN 078-512-010 (Lot 10 of Tract 2368)

Water Supply and Wastewater Disposal

This office is in receipt of a **preliminary** evidence of water from the Fiero Lane Water Company to provide water and sewer services to the above noted project in the form of Will Serve Letter dated June 1, 2015.

Be advised that final will serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

CO TBD is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c South County Team, County Planning
Fiero Lane Water Co.

FIERO LANE WATER COMPANY

**PO BOX 14704
SAN LUIS OBISPO, CA 93406**

**TELEPHONE 805.544-4011
FAX 805.544-4294**

WILL SERVE LETTER

June 1, 2015

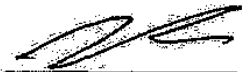
The Fiero Lane Water Company (FLWC) is able to and will provide domestic and water and wastewater service per the allocations listed below to the following;

Owner: Jason DeVries
2580 El Camino Real
Atascadero, CA 93422

Location: Lot No. 10 of Tract 2368

Allocations: Water allocation is to be provided in accordance with Tract 2368 CC&R's and Fiero Lane Water Company's previously approved provisions of annexation.

If this lot were to split into two legal parcels, FLWC is still able to and will provide water and wastewater services in accordance with the above referenced allocations.



Robert S. Miller, R.C.E.
General Manager



April 16, 2015

San Luis Obispo County
Department of Planning and Building
ATTN: Mr. Brian Pedrotti
County Government Center
San Luis Obispo, CA 93408

RE: DRC2014-00124 KENDALL RD LLC, South County E-Referral, MUP, San Luis Obispo

Dear Mr. Pedrotti,

This letter is in regard to the Minor Use Permit for a commercial building at 1140 Kendal Road, San Luis Obispo. This project has been brought to Rideshare's attention because the project intends to employ approximately 70 employees working between the hours of 6 and 4:30. The project plans show that the facility will have 51 parking spaces and no bike parking. On page 10 of the permit application, item 10 under "Commercial/Industrial Project Information" shows that the applicant does not propose any special measures to reduce automobile trips by employees. We would like the applicant to include a Transportation Demand Management strategy consistent with the following policies and programs below.

SLO Regional Rideshare is part of the San Luis Obispo Council of Governments (SLOCOG). SLOCOG primarily functions as a regional planning and funding agency while the Rideshare division of SLOCOG provides employee trip reduction programs and outreach to reduce single occupant vehicles.

SLOCOG's 2014 Regional Transportation Plan recommends several policies and strategies that apply to this project/location:

Policies:

- Maximizing System Efficiency Strategy 1.b. Encourage major employers and managers of other appropriate activity centers to provide facilities to encourage alternative modes of transportation for commuting, such as carpool and vanpool parking, secure bicycle parking, showers and lockers, bus turnouts, benches, and shelters.
- Sustainable Communities Strategy 27. Support new or expanded commercial, industrial, public, or mixed use projects with 25 employees or more that provide TDM programs such as parking cash-out, subsidized transit passes, ridesharing incentives, vanpools, employee showers, and bicycle parking and storage facilities.
- Active Transportation Strategy 3. Request that local jurisdictions modify parking codes to include one bike rack parking space for every 10 vehicle parking spaces



Furthermore the San Luis Obispo County Land Use and Circulation Element (LUCE) includes the following policy recommendations:

- SLO County LUCE San Luis Obispo (February 2014) Page IV.5-11 notes that City and County governments, schools, major private employers and shopping centers should provide bicycle parking facilities at locations of employment, shopping, schools, transit facilities, and park-and-ride lots to include the use of bicycles.
- SLO County LUCE San Luis Obispo (February 2014) Page IV.5-6 lists a Demand Management goal to "Reduce the number of single-occupant vehicles by promoting ridesharing and other modes of transportation. Demand management techniques include promoting ridesharing, public transit, flexible schedules, telecommuting, bicycling, walking and other non-vehicular transportation means.

Based on the above information, Rideshare recommends that the project include bike parking at or above the ratio recommended in the Active Transportation Planning Strategy 3: the equivalent of 1 bike rack for every 10 parking spaces. Note that these should be centrally located near entrances.

Furthermore Rideshare recommends that the employer work with us to develop an employee trip reduction program.

Rideshare's Back 'N' Forth Club is a FREE program in San Luis Obispo County offered to businesses and organizations that encourage their employees to use sustainable transportation. The goal of the program is to equip employers with the tools needed promote positive change in employee commuting habits. Offering transportation options to employees has been shown to increase employee morale and productivity.

We appreciate the opportunity to comment on this project. We encourage the county to require the applicant to include the special measures to reduce automobile trips by employees that have been outlined in this letter. We look forward to working with the applicant to achieve these goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Steph Hicks", written over a light blue horizontal line.

Stephanie Hicks

Program Manager, SLO Regional Rideshare

Attachment 6 - Referral Comments & Letters



COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of
SLO County, Inc.
Dairy Council of California
Diringier Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
Living the Run
Lucia Mar Unified School District
Network for a Healthy California –
Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

April 14, 2015

TO: Brian Pedrotti, San Luis Obispo County Planning

FROM: HEAL-SLO - Healthy Communities Work Group

RE: DRC2014-00124 Kendall Rd LLC

The Healthy Communities Work Group has reviewed the proposed minor use permit for a commercial building.

We are supportive of this development with the following modifications:

- We recommend the addition of bike parking, particularly bike lockers, to encourage active transportation (Panter et al., 2013).
- Due to high levels of wind in the vicinity of this property, we encourage the addition of a protected area so that employees can spend break time outdoors.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

July 7, 2015

Brian Pedrotti
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

**SUBJECT: Proposed minor use permit for a commercial building at 1140
Kendall Road, San Luis Obispo (DRC2014-00124 KENDALL RD LLC)**

This letter serves as the City of San Luis Obispo's comment letter on the minor use permit review of a commercial building with 12,083 square feet of office space and 4,000 square feet of warehouse space within a previously approved subdivision.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The project is located within the City of San Luis Obispo's Airport Area Specific Plan (AASP) and designation for annexation. This letter includes recommended conditions of approval which should be included with any project approvals.

Water Supply & Septic

Evaluation of the project should include an evaluation of the available long term water supply which would be required based on the range of land uses which can be allowed in the underlying zone. Information on the location of the septic system and leach fields should be included in plans and an evaluation of septic capacity should be conducted.

Airport Area Specific Plan

The project site is located within the Airport Area Specific Plan and is designated for annexation to the City of San Luis Obispo. Project approvals in this area should be coordinated with planned development and infrastructure improvements in the Airport Area Specific Plan (AASP). The AASP provides a framework to guide development decisions in the planning area and conditions of approval to accommodate planned infrastructure should be applied accordingly (please see Public Works comments and conditions below).

City of San Luis Obispo referral response
Kendall Road LLC (DRC2014-00124)

For the complete Airport Area Specific Plan, please see the following link:
<http://www.slocity.org/government/departments/community-development/planning-zoning/specific-area-plans/airport-area>

Public Works Department Comments

Comments for the County Referral Projects near Broad Street in the Airport Area Specific Plan

The environmental assessment previously done for the subdivision established maximum area and trip generation from projects in the vicinity that formed the basis of fee payments for traffic impacts. Cumulative traffic generation from within the subdivision is now questionable with the proposed McDonald's project potentially introducing trips at a significantly higher rate than the environmental documents assumed. Please review cumulative traffic generation to determine it is within forecast thresholds evaluated through environmental review. Traffic impact calculations should include the proposed McDonald's restaurant and other proposed and pending development in the subdivision.

The City is concerned that the County may inadvertently allow development in the east Airport area that exceeds either the number of employees or square footage calculations used in computing the traffic impact fees under the vesting map and its associated environmental review.

It is ultimately the County's responsibility to monitor the land use intensities within the Morabito-Burke area to ensure that overall traffic impacts stay within that of the Traffic Impact Study that was 1) used to review/approve the project and 2) used to establish participation amounts for the City impact fees.

If the original vesting map needs to be amended or properties in the subdivision intensify under the County approval process; applicable impact fees may be necessary.

Conditions of Approval

Should the County consider approval of the application to construct the commercial building, the City requests the following conditions be added to the project:

Conditions:

1. Mitigation (in-lieu) fees for agricultural/open space impacts identified in the AASP EIR are required prior to issuance of building permit. Currently, these fees are:
 - \$0.467 per square foot for Business Park
 - \$0.692 per square foot for Service Commercial
 - \$0.629 per square foot for Manufacturing

City of San Luis Obispo referral response
Kendall Road LLC (DRC2014-00124)

2. Increased traffic impact fees (as applicable) based upon evaluation of cumulative trip generation rates shall be submitted to the City of San Luis Obispo prior to issuance of building permits.

The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:
bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,



Brian Leveille, AICP
Senior Planner
Long Range Planning
City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Derek Johnson, Community Development Director
Tim Bochum, Deputy Director of Public Works
Hal Hannula, Supervising Civil Engineer
Jake Hudson, Traffic Operations Manager



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief



Commercial Fire Safety Plan

April 29, 2015

Project Summary

Name: Kendall Rd. L.L.C. Project Number: **DRC#2014-00124**

Street Name: Kendall Rd. City: **San Luis Obispo** State: **Ca.** Zip: **93401**

Project Description: Commercial building Phone #: (805-)547-2240 ext. 112

☒ This project is located approximately 4 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

OPERATIONAL REQUIREMENTS

Fire Safety and Evacuation Plans

☒ Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire Evacuation Plans

☒ Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans

☒ Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.

- 4.4. Accessible egress routes.
- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
- 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Building Construction requirements and Vegetation Management

Screening and Environmental Considerations

- ☒ Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- ☒ Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Ignition Resistant Construction

- ☒ Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

Stairway Access to Roof

- ☒ New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Address Requirements

- ☒ New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** **10** inches high with a minimum stroke width of 0.5 inch (12.7mm).

Site Access /Roads/Knox/Exiting

Commercial and Residential Access Road Standards

- ☒ All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at:
<http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

Commercial and Residential Road Grades

- ☐ The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.
- ☒ All roads shall:
- Be able to support Fire Apparatus.
 - Provide a vertical clearance of 13'6"
 - Provide a 10 foot fuel modification zone on both sides.

Commercial

- ☒ The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- ☒ Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- ☒ Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- ☒ Fire access shall be provided to within 150 feet of the outside building perimeter.

Secondary Access Road

- ☒ More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

- ☒ Private bridges must meet the following requirements:
- Be designed by a Registered Civil Engineer.
 - Engineer must provide written design load and specifications to CAL FIRE/County Fire.
 - Bridge weight limit and vertical clearance signs posted at each entrance.
 - Provide a minimum of 20 ton capacity.
 - Provide vehicle & pedestrian guard rails on each side.
 - Provide turnouts on either side of bridge entry.
 - One lane bridges must be approved by the fire department.

Emergency Access Knox Keys and/or Gate Switches

Structural Access Requirements

- ☒ All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements

- ☒ Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- ☒ Gate must automatically open with no special knowledge.
- ☒ Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- ☒ Gate shall have an approved means of emergency operation at all times. CFC 503.6
- ☒ Gate must be 2 feet wider than the road on each side.
- ☒ Gates must have a turnaround located at each gate.

Exiting

- ☒ All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks

- ☐ A 30-foot building setback from property line required for parcels 1 acre in size or larger.

Fire Protection Systems Sprinklers Hydrants Alarms

Fire Sprinklers in Structures

- ☒ This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.
- ☒ The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)

Hydrants

- ☒ All fire hydrants and required access roads shall be installed PRIOR to structural construction.

Sprinkler System Supervision and Alarms

- ☒ All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

- ☒ A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- ☒ Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

PRESSURIZED System and Hydrant Specifications

- ☒ Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

FDC

- ☒ The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

ALARMS**NFPA 72 Alarm systems**

- ☒ ***A centralized interlinked Fire Alarm System is required for this project.*** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.
- ☒ Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas.
- ☒ A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

California Fire Code Chapter 53 Compressed Gasses

Containers, cylinders and tanks shall be secured and separated from hazardous conditions. Monitoring and detection shall be in accordance with section 5303.16.10.

California Fire Code Chapter 57 Flammable and Combustible Liquids

- ☒ Signage for identification and warning inherent hazard of flammable or combustible liquid shall be provided. Signs will be of durable material white lettering on a red background. Letters shall not be less than 3 inches in height and 1/2 inch in stroke. Piping shall be identified in accordance with ASME A13.1. Permanently installed or mounted tanks more than 100 gallons in capacity storing class I, II or III liquids shall bear a label and placard identifying the materials. Placards shall be in accordance with NFPA 704.

General Fire Precautions and Signage**Portable Fire Extinguishers**

- ☒ Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

- ☒ Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- ☒ Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Storage, Stockpiles and Enclosures

- ☒ Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

Electrical

- ☒ Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

Fire Safety during Construction:

- ☒ Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Tony Gomes

Inspector

Fire Captain

Attachment 6 - Referral Comments & Letters



Re: DRC2014-00124 KENDALL RD LLC, South County E-Referral, MUP, San Luis Obispo 

Michael Stoker to: Brian Pedrotti

04/16/2015 11:30 AM

Cc: Cheryl Journey, Martin Mofield, Stephen Hicks

From: Michael Stoker/Planning/COSLO

To: Brian Pedrotti/Planning/COSLO@Wings

Cc: Cheryl Journey/Planning/COSLO@Wings, Martin Mofield/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings

Brain,

Please find the building department comments for DRC2014-00124 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of commercial building with 12,083 sq. ft of office space and 3,000 sq. ft warehouse, plus 3,000 sq. ft covered loading area. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project as it's a mixed use building per BPC 5536.1.
- 2) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.
- 3) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
- 4) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 5) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 6) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B.
- 7) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
- 8) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the 2013 versions of the California Electrical, Plumbing, and Mechanical Codes.
- 9) Energy Calculations will need to be provided to verify compliance with 2013

- California Energy Code.
- 10) Compliance with the 2013 California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
 - 11) A fire sprinkler plans will be required for all structures in compliance with the current version of the California Fire Code.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543





Air Pollution Control District
San Luis Obispo County

April 15, 2015

Brian Pedrotti
San Luis Obispo County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Smart 72 Office and Warehouse - Kendall Road, SLO Project Referral (DRC2014-00124)

Dear Mr. Pedrotti,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 1140 Kendall Road in San Luis Obispo.

The project, as proposed, would include a minor use permit for a 12,083 square foot office and 3,000 square foot warehouse, plus a 3,000 square foot covered area for loading.

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE IMPACTS

The APCD evaluated the construction impacts of this project using the most recent CalEEMod computer model for estimating construction emissions related to the development of land uses. The modeling results indicate that the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: www.slocleanair.org). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has

Attachment 6 - Referral Comments & Letters

Project Referral for Smart 72 Office and Warehouse - Kendall Rd. SLO
April 15, 2015
Page 2 of 5

identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible; **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook.
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

Attachment 6 - Referral Comments & Letters

*Project Referral for Smart 72 Office and Warehouse - Kendall Rd. SLO
April 15, 2015
Page 3 of 5*

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Construction Phase Idling Limitations

Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:

To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

1. California Diesel Idling Regulations
 - a. ***On-road diesel vehicles*** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

Attachment 6 - Referral Comments & Letters

Project Referral for Smart 72 Office and Warehouse - Kendall Rd. SLO
April 15, 2015
Page 4 of 5

- b. **Off-road diesel equipment** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/froal.pdf.

AND

2. Diesel Idling Restrictions Near Sensitive Receptors

In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:

- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
- c. Use of alternative fueled equipment is recommended; and
- d. Signs that specify the no idling areas must be posted and enforced at the site.

OPERATIONAL PHASE IMPACTS

Based on the APCD operational phase emission estimates using the most recent CalEEMod computer model, the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Chemical product processing and or manufacturing;
- Food and beverage preparation (primarily coffee roasters);
- Furniture and fixture products;
- Metal industries, fabrication;
- Small scale manufacturing;
- Auto and vehicle repair and painting facilities;
- Dry cleaning;
- Boilers;
- Internal combustion engines;

Attachment 6 - Referral Comments & Letters

Project Referral for Smart 72 Office and Warehouse - Kendall Rd. SLO

April 15, 2015

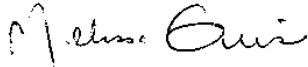
Page 5 of 5

- Sterilization units(s) using ethylene oxide and incinerator(s);
- Cogeneration facilities;

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-4667.

Sincerely,



Melissa Guise
Air Quality Specialist

MAG/arr

cc: Tim Fuhs, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachments: 1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

h:\plan\ceqa\project_review\3000\3800\3874-1\3874-1.docx

Attachment 6 - Referral Comments & Letters



Fw: DRC2014-00124 KENDALL RD LLC, South County E-Referral, MUP, San Luis Obispo

Craig Piper to: Brian Pedrotti

05/08/2015 08:48 AM

From: Craig Piper/GenSrvcs/COSLO
To: Brian Pedrotti/Planning/COSLO@Wings

Hi Brian,

It appears I may not have sent a response to the attached email.

In reviewing this project there are a couple issues that should be addressed. First, I believe this has already been done, but if not, the parcel should have an Avigation easement in place. This site is under the approach to the crosswind runway at the San Luis Obispo County Regional Airport. In addition, it lies under the regular traffic pattern for helicopter training flights as well as aircraft on the downwind approach to runway 29.

Second, due to it's location under the approach to runway 25, and its proximity to the airport, the construction must be reviewed by the FAA. This review is free and can be submitted on line at the following website location:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The FAA will be looking primarily at the height of any structure to ensure it doesn't create an obstruction by penetrating the FAR Part 77 Imaginary surfaces surrounding the airport.

I don't have any further comments at this time.

Thanks,

Craig Piper
Assistant Director
Department of Airports
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 05/08/2015 08:41 AM -----

From: Mail for PL_Referrals Group
To:
Cc: Donna Hawkins/Planning/COSLO@Wings, Marti Fisher/Planning/COSLO@Wings
Date: 04/06/2015 04:42 PM
Subject: DRC2014-00124 KENDALL RD LLC, South County E-Referral, MUP, San Luis Obispo
Sent by: Marti Fisher

**San Luis Obispo County
Planning & Building Department**

DRC2014-00124 KENDALL RD LLC, South County E-Referral, MUP, San Luis Obispo

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: October 9, 2015
To: Brian Pedrotti, Project Planner
From: Glenn Marshall, Development Services Engineer
Subject: **Public Works Project Referral for SUB2015-00002 – Kendall Rd LLC - Parcel Map CO 15-0053. Kendall Rd., San Luis Obispo APN 076-512-010**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. At the time the project referral was received by Public Works on July 13, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project. However, it is outside the County's SLO Fringe Road Impact Fee area.
- C. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards. There is currently a grading permit with a Storm Water Control Plan Application under review on this property.
- D. Although the project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet, as we are not recommending the completion of public improvements and the applicant is not proposing any improvements other than those already under review, the need for performance requirements and any storm water management facilities should be evaluated when this property is further developed.

Recommended Public Works Conditions of Approval:

Access and Improvements:

- 1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. The existing Kendall Road curb, gutter, sidewalk and driveway fronting the project site shall be reconstructed to repair deteriorated improvements and/or upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standard.

- b. The existing Allene Way curb, gutter, sidewalk and driveway fronting the project site shall be reconstructed to repair deteriorated improvements and/or upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standard.
- c. Construct new county standard B-3 driveway approaches.
- d. Existing driveway approaches to be abandoned shall be removed and replaced with concrete curb, gutter and sidewalk per county standards.

Drainage:

- 2. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

- 3. **At the time of application for future construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
 - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site but based on the performance requirements determined by the total new or replaced impervious square footage of the subdivision.
- 4. **At the time of application for future construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
- 5. **Prior to approval of the future construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Fees:

- 6. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:
 - a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

Additional Map Sheet:

- 7. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:

- a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency.
- b. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Additional Map Sheet:

- 8. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - c. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency.
 - d. All driveway approaches shall be constructed in accordance with County Public Improvement Standards.
 - e. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - f. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
 - g. Stormwater treatment facilities shall be maintained and inspected in perpetuity as stipulated in the "Private Stormwater Conveyance Management and Maintenance System" exhibit (to be recorded as a Constructive Notice).
 - h. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.

Covenants, Conditions and Restrictions:

- 9. The developer shall remain with the existing Tract 2368 Property Owners' Association to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall be the same as to those established for Tract 2368.

Miscellaneous:

- 10. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 11. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

